

# *Riverbend Homeowners' Association of Lee County, Inc.*

## Board of Directors Meeting Minutes

October 14, 2025 – 6:30 PM

Held at the N. Ft. Myers Recreation Center

2000 N. Recreation Pkwy, N. Ft. Myers, FL 33903 and via zoom

### **1. Call of the roll or determination of quorum:**

Present: President Teri Mattson (Riverbend East), Vice President Frank Smith (Riverwatch), Director Dennis Allen (Golf Villas II), Director Ned Tucker (Yachtsman's Cove), Director Bob Rozumek (Mediterranean Cove), and Director Mike Thesier (The Village). Also present was Alexandra Segarra, CAM representing NextGen Community Management.

Director Daniel Warneke (Mariners Cove), Director Mark Lange (Marsh Pointe) and Treasurer Jeanne Hambleton (The Village at Indian Creek) were absent

2. It was determined that a quorum was present, and Ms. Mattson called the meeting to order at 6:31 pm.

### **Proof of Notice**

The notice was emailed and posted 48 hours prior to the meeting in keeping with Florida Statutes.

### **3. Reading or disposal of minutes of the last meeting -September 8, 2025 & October 14, 2025**

**Motion:** A motion was made by Mr. Smith to accept the minutes of the Board of Directors meetings held on September 8, 2025 and October 14, 2025 as presented; Seconded by Mr. Allen; Vote: All in favor; motion carried.

### **4. Financial Report – September 2025**

#### Operating Assets

Cash Operating - Valley 7600 \$49,567.31

Cash Operating - Truist 7038 1,312.28

Cash Operating - Truist 3040 106.68

Total Operating Assets: \$50,986.27

#### Other Assets

Due from Unit Owners 50,504.42

A/R - Other 15,199.84

Prepaid Insurance 2,113.80

Total Other Assets: \$67,818.06

#### Reserve Assets

Cash Reserve - Valley 4600/ICS 219,466.01

Total Reserve Assets: \$219,466.01

Total Assets: **\$338,270.34**

### **5. Old Business**

- **Document Re-write**

Thanks to those that have reviewed and responded. A meeting with the Attorney is scheduled for November 19, 2025 via zoom to finalize the documents.

### **6. New Business**

- **Consideration and Approval of 2026 Budget**

**Motion:** A motion was made by Mr. Allen to approve the 2026 Budget with annual fees of \$500 per unit/home; Seconded by Mr. Tucker; Vote: All in favor; motion carried.

### **7. Committee Reports**

- **Social**

12/20 - Christmas Golf Cart Parade

01/31 – Community Garage Sale

**8. Adjournment-** There being no further business brought before the Board of Directors, a motion to adjourn the meeting was made by Ms. Mattson and seconded by Mr. Smith. The meeting was adjourned at 6:51pm.

Respectfully submitted,  
Alexandra Segarra, CAM, CMCA®, AMS®